

\$889,000 - 2408 1 Ave Sw, Edmonton

MLS® #E4461942

\$889,000

5 Bedroom, 4.00 Bathroom, 2,696 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

* HUGE PIE LOT * BACKING TO TREE-LINE
* PRE-CONSTRUCTION * 5 BEDROOM AND
4 BATH WITH OPEN TO ABOVE, SPICE
KITCHEN, MAIN FLOOR OFFICE/BEDROOM
AND FULL BATH, GLASS RAILING,
FEATURE WALLS, CUSTOM KITCHEN

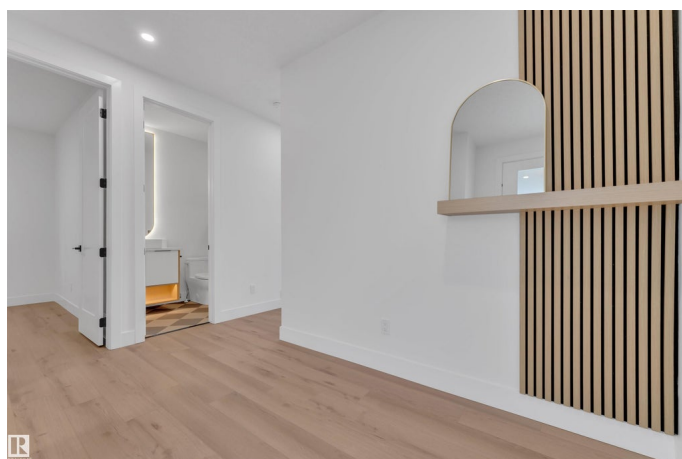
Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4461942 |
| Price | \$889,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,696 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 2408 1 Ave Sw |
| Area | Edmonton |
| Subdivision | Alces |
| City | Edmonton |



| | |
|-------------|---------|
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3E2 |

Amenities

| | |
|---------------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Creek, Park/Reserve, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 13th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 53 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 12:47pm MDT